

regulation does not apply, it is indicated in the appropriate column by a dash, "-."

16-12-030 Use Regulations.

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial and industrial districts except as provided in this Code. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. Temporary uses as defined in this Code are authorized in any district upon issuance of a conditional use permit for the same.

**TABLE 16-12-030 [2005-03]
Use Regulations**

Districts	CB	C-N	C-S	C-H	C-G	M-D	M-G
1. Agricultural							
1.a. Agricultural industries.	-	-	-	-	-	C	C
1.b. Dairy or food processing.	C	-	-	-	-	C	C
1.c. The tilling of the soil, the raising of crops, horticulture and gardening.	P	P	P	P	P	P	P
<u>1.d. Agriculture Tourism</u>	C	C	C	C	C	C	C
2. Commercial.							
2.a. Residential							
Hotels, tourist courts and motels.	C	-	C	C	C	-	-
Recreation Vehicle Parks.	C	-	C	C	C	C	-
Bed & Breakfast Inn.	C	C	C	C	C	-	-
Residential care facilities.	C	-	C	C	C	-	-
Retirement home / assisted living.	-	C	-	C	-	-	-
2.b. Industrial							
Commercial contract printing.	P	-	-	-	P	P	P
2.c. Transportation.							
Bus terminals, stations, etc.	C	C	P	P	P	P	P
Hard surface parking, commercial.	P	-	C	C	C	C	C
Private garage.	-	C	C	C	C	C	C

Districts	CB	C-N	C-S	C-H	C-G	M-D	M-G
Structure parking.	P	-	C	C	C	C	C
2.d. Communication.							
Radio and television communication facilities.	P	C	C	C	P	C	C
2.e. Retail trade.							
Antiques and used merchandise.	C	-	P	C	P	-	-
Bakeries.	C	C	P	C	P	C	-
Books and stationery retail.	P	C	P	C	P	-	-
Candy, nuts and confectionery.	C	C	P	C	P	C	-
Children's and infants' wear.	C	-	P	C	P	-	-
Custom tailoring.	P	-	P	C	P	-	-
Dairy products.	C	P	P	P	P	-	-
Department stores.	-	-	P	C	P	-	-
Direct selling organizations.	P	-	P	C	P	-	-
Drinking places (alcoholic beverages).	-	-	C	C	C	-	-
Drive-in restaurants.	-	C	C	C	C	P	P
Drug and proprietary.	-	C	C	C	P	-	-
Eating places (food consumed on premises).	-	C	P	P	P	P	P
Electrical goods retail.	P	-	P	C	P	-	-
Family clothing.	-	C	P	C	P	-	-
Farm and garden supplies and equipment.	P	C	P	C	P	-	-
Fruits and vegetables.	P	C	P	P	P	C	C
Furniture, home furnishings and equipment.	-	-	P	C	P	-	-
Furriers and fur apparel.	C	-	P	C	P	-	-
Gasoline service stations.	-	C	C	P	C	P	P
Groceries (with or without meat).	-	P	C	C	P	P	-
Hardware and farm equipment.	C	-	P	C	P	P	-
Heating and plumbing equipment.	C	-	-	C	P	P	-
Household appliances.	C	-	P	C	P	-	-
Ice cream establishments.	-	C	P	P	C	-	-

Districts	CB	C-N	C-S	C-H	C-G	M-D	M-G
Jewelry.	-	-	P	C	P	-	-
Limited price variety stores.	-	-	P	C	P	-	-
Liquor - package.	-	-	C	C	C	-	-
Lumber and other building materials.	C	-	P	C	P	C	-
Mail order house / Telemarketing.	P	P	P	C	P	-	-
Meets and fish.	-	-	P	C	P	-	-
Men's and boy's clothing and furnishings.	-	-	P	C	P	-	-
Merchandise vending machines operators.	-	P	P	P	P	P	P
Motor vehicles.	C	-	C	C	C	C	P
Pets and pet supplies.	-	-	P	C	P	-	-
Paint, glass and wallpaper.	C	-	P	C	P	P	-
Radios, televisions and music supplies.	-	-	P	C	P	-	-
Shoes.	-	-	P	C	P	-	-
Sporting goods and bicycles.	-	-	P	C	P	-	-
Tires, batteries and accessories.	C	-	C	C	P	C	P
Women's clothing, accessories and specialties.	-	-	C	C	C	-	-
Other retail trade - apparel and accessories.	-	-	C	C	C	-	-
Other retail trade, i.e., automotive, marine craft, aircraft and accessories.	C	-	C	C	C	C	-
Other comparable retail activities.	-	C	C	C	C	-	-
Shopping complexes for retail trade.	-	C	C	C	C	-	-
2.f. Services.							
General office space. (interior remodel, no no construction or exterior modification)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Administration general office space (new construction or exterior modification).	C	C	C	C	C	C	-
Advertising services.	-	C	-	-	-	-	-
Animal clinics and hospitals.	-	-	C	C	C	-	-
Apparel repair, alteration and cleaning, pickup services, shoe repair services.	-	P	P	C	P	P	P

Districts	CB	C-N	C-S	C-H	C-G	M-D	M-G
Automatic car wash, truck wash.	C	C	C	P	P	P	P
Automobile repair and services.	C	C	C	C	C	C	P
Banking and bank-related functions.	P	-	P	P	P	P	-
Beauty and barber shops general.	-	P	P	C	P	-	-
Carpeting and other floor coverings.	-	-	C	C	C	P	-
Comprehensive health care facilities (centers).	-	-	C	C	P	-	-
Dental laboratory services.	P	-	C	C	P	P	P
Duplicating mailing and stenographic services.	P	-	C	C	P	-	-
Dwelling and other building maintenance services.	C	C	C	C	P	P	-
Electrical services.	C	-	C	C	P	P	P
Employment services.	-	-	P	C	P	-	-
Funeral and crematory services.	-	-	C	-	P	P	-
General contract construction services.	C	-	-	-	P	P	P
Health care facilities.	C	-	C	C	C	-	-
Laundering, dry cleaning, and dyeing services.	C	C	P	C	P	P	P
Medical clinics - out-patient services.	P	-	P	C	P	C	-
Medical laboratory services.	P	-	C	C	P	P	P
News syndicate services.	P	-	-	-	P	-	-
Painting, wall coverings and decorating services.	-	-	C	C	P	P	P
Photographic equipment and services.	P	C	P	C	P	C	C
Plumbing, heating, and air-conditioning services.	C	-	C	-	P	P	P
Private clubs.	-	-	C	-	P	-	-
Professional health care offices and clinics.	P	-	C	C	P	-	-
2.f.i. Medical offices.	P	C	P	C	P	-	-
2.f.ii. Dentists offices.	P	C	P	C	P	-	-

Districts	CB	C-N	C-S	C-H	C-G	M-D	M-G
Real estate agents, brokers, and management services.	-	C	P	C	P	-	-
Real estate operative construction builders.	C	-	C	C	P	P	P
Real estate subdividing and land developing.		-	P	C	P	P	P
Roofing and sheet metal services.	C	-	C	-	P	P	P
Security services and commodity brokers, dealers, exchanges and services.	-	-	C	C	P	-	-
Schools (commercial).	C	C	C	C	P	C	-
2.g. Entertainment.							
Drive-in theaters.	C	-	C	-	C	C	-
Live theaters.	-	-	C	C	P	-	-
Motion picture theaters.	-	-	P	-	P	-	-
Race tracks (commercial).	-	-	-	-	C	C	C
Sexually Oriented Businesses as defined in 16-58	-	-	-	-	-	-	C
Sports activities facilities.	-	C	C	C	P	P	-
3.Industrial.							
3.a. Food products manufacturing.							
Baker products.	-	-	C	-	C	C	C
Beverage.	C	-	-	-	-	C	C
Canning and preserving of fruits, vegetables, meat and seafood.	-	-	-	-	-	C	C
Confectionery and related products.	-	-	C	-	C	C	C
Dairy products.	-	-	C	-	C	C	C
Food Processing and Manufacturing.	C	-	-	-	-	C	C
Grain mill products.	-	-	-	-	-	C	C
Meat products.	-	-	-	-	-	C	C
Sugar.	-	-	-	-	-	-	C
3.b. Fabricated textile products manufacturing.							

Districts	CB	C-N	C-S	C-H	C-G	M-D	M-G
Broad & narrow woven fabrics & other small wares (cotton, man-made fibers, silk & wool).	-	-	-	-	-	C	C
Dyeing and finishing of textiles (except wool fabrics and knit goods).	-	-	-	-	-	C	C
Knit goods.	C	-	-	-	-	C	C
Wearing apparel and accessories.	C	-	-	-	C	C	C
Yarns and threads.	-	-	-	-	-	C	C
3.c. Furniture products - manufacturing.							
Furniture - manufacturing.	C	-	-	-	-	C	C
Partitions, shelving, lockers, office and store fixtures.	C	-	-	-	-	C	C
Wooden containers.	C	-	-	-	-	C	C
3.d. Paper products manufacturing.							
Bookbinding and related industrial.	P	-	-	-	-	C	C
Books: publishing and printing.	P	-	-	-	C	C	C
Building paper and building board.	-	-	-	-	-	-	P
Converted paper and paperboard products (except containers and boxes).	-	-	-	-	-	-	C
Newspapers.							
3.d.i. Publishing and printing.	P	-	-	-	C	C	C
Paperboard containers and boxes.	-	-	-	-	-	C	C
Periodicals: publishing and printing.	P	-	-	-	C	C	C
Printing trade services.	P	-	C	-	C	C	C
3.e. Precision instrument and jewelry manufacturing.							
Amusements, toys, sporting goods and athletic goods.	C	-	-	-	-	C	C
Costume jewelry, costume novelties, buttons and misc. notions (except precious metals).	P	-	-	-	-	C	C
Jewelry, silverware and plated ware.	-	-	-	-	-	C	C
Musical instruments and parts.	P	-	-	-	-	C	C
Notions - manufacturing.	P	-	-	-	-	C	C

Districts	CB	C-N	C-S	C-H	C-G	M-D	M-G
Ophthalmic goods.	P	-	-	-	-	C	C
Optical instruments and lenses.	P	-	-	-	-	C	C
Pens, pencils and other office and artist' materials.	P	-	-	-	-	C	C
Photographic processing.	P	-	-	-	-	C	C
Print trade services.	P	-	-	-	-	C	C
Surgical, medical and dental instruments and supplies.	P	-	-	-	-	C	C
Watches, clocks, clockwork operated devices and parts.	P	-	-	-	-	C	C
3.f. Other products manufacturing.							
Light Manufacturing.	C	-	-	-	-	C	C
Motion picture production.	-	-	-	-	C	C	C
Pottery and related products.	C	-	C	-	C	C	C
3.g. Wood and paper manufacturing.							
Millwork, veneer, plywood and prefabricated structural wood products.	-	-	-	-	-	-	C
Paper (except building paper).	-	-	-	-	-	-	C
Paperboard.	-	-	-	-	-	-	C
Pulp.	-	-	-	-	-	-	C
Sawmills and planing mills.	-	-	-	-	-	C	C
3.h. Chemical and plastics manufacturing.							
Agricultural chemicals.	-	-	-	-	-	C	C
Drug.	C	-	-	-	-	C	C
Industrial inorganic chemicals.	-	-	-	-	-	-	C
Paints, varnishes, lacquers, enamels and allied products.	-	-	-	-	-	-	C
Plastics materials & synthetic resins, synthetic and other man-made fibers (except glass).	-	-	-	-	-	C	C
Soap, detergents and cleaning preparations, perfumes, cosmetic & other toilet preparations	-	-	-	-	-	C	C
Miscellaneous plastic products.	C	-	-	-	-	C	C

Districts	CB	C-N	C-S	C-H	C-G	M-D	M-G
3.i. Petroleum products manufacturing.							
Paving and roofing materials.	-	-	-	-	-	-	C
Petroleum refining.	-	-	-	-	-	-	C
Rubber footwear.	-	-	-	-	-	C	C
Tires and inner tubes.	-	-	-	-	-	-	C
3.j. Non-metallic products manufacturing.							
Abrasive, asbestos, and miscellaneous non-metallic mineral products.	-	-	-	-	-	-	C
Cement (hydraulic).	-	-	-	-	-	-	C
Concrete, gypsum and plaster products.	-	-	-	-	-	-	C
Glass and glassware (pressed or blown).	-	-	-	-	-	C	C
Plate glass.	-	-	-	-	-	C	C
Structural clay products.	-	-	-	-	-	C	C
3.k. Metallic products manufacturing.							
Blast furnaces, steel works and the rolling finishing of ferrous metals, etc.	-	-	-	-	-	C	C
Iron and steel foundries and manufacturing.	-	-	-	-	-	-	C
Nonferrous foundries.	-	-	-	-	-	C	C
Primary smelting and refining of nonferrous metals.	-	-	-	-	-	-	C
Rolling, drawing and extruding of nonferrous metals.	-	-	-	-	-	C	C
Secondary smelting and refining of nonferrous metals and alloys.	-	-	-	-	-	-	C
3.l. Machine products manufacturing.							
Electrical machinery, equipment & supplies.	-	-	-	-	-	C	C
Engineering, laboratory and scientific and research instruments and associated equipment.	P	-	-	-	-	C	C
Instruments for measuring, controlling and indicating physical characteristics.	P	-	-	-	-	C	C
Machinery (except electrical).	-	-	-	-	-	C	C

Districts	CB	C-N	C-S	C-H	C-G	M-D	M-G
Ordnance and accessories.	-	-	-	-	-	-	C
Transportation equipment.	-	-	-	-	-	C	C
3.m. Transportation.							
Staging for trucking, local and long distance .	-	-	-	-	-	C	C
3.n. Wholesale trade and warehousing.							
Drugs, chemicals, and allied products.	-	-	-	-	-	C	C
Dry goods and apparel.	C	-	-	C	-	C	C
Electrical goods.	C	-	-	-	-	C	C
Farm products and equipment.	C	-	-	-	-	C	C
Groceries and related products.	C	-	-	-	-	C	C
Hardware, plumbing, heating equipment, and supplies.	C	-	-	-	-	C	C
Machinery, equipment and supplies.	C	-	-	-	-	C	C
Motor vehicles and automotive equipment.	C	-	-	-	-	C	C
Petroleum products distribution warehouses and bulk plants.	-	-	-	-	-	C	C
Warehousing and storage services.	C	-	-	-	-	C	C
3.o. Industrial services.							
Concrete services and batching plants.	-	-	-	C	C	C	C
General contract and subcontractor construction services.	C	-	-	-	-	-	-
Masonry, stonework, tile setting, and plastering services.	C	-	-	-	-	C	C
Roofing and sheet metal services.	C	-	-	-	-	C	C
Water and well drilling services.	C	-	-	-	-	C	C
3.p. Mining.							
Chemical and fertilizers (mineral) mining.	-	-	-	-	-	-	C
Coal mining.	-	-	-	-	-	-	C
Crude petroleum and natural gas.	-	-	-	-	-	-	C
Dimension stone.	-	-	-	-	-	-	C
Land excavations.	-	C	C	C	C	C	C

Districts	CB	C-N	C-S	C-H	C-G	M-D	M-G
Metal ore mining.	-	-	-	-	-	-	C
Sand and gravel - quarrying.	-	-	-	-	-	C	C
Other mining and quarrying of non-metallic minerals (except fuels).	-	-	-	-	-	-	C
3.q. Outdoor storage.							
Auto wrecking yards.	-	-	-	-	-	-	C
Other outdoor storage (clean).	C	-	-	-	-	C	C
Petroleum products bulk plants.	-	-	-	-	-	C	C
4. Institutional (non-profit).							
4.a. Residential.							
Religious quarters.	-	C	-	-	C	-	-
Retirement homes and orphanages.	-	-	-	-	C	-	-
4.b. Health services.							
Hospital services.	-	-	C	-	C	-	-
Sanitariums, convalescent, and rest home services.	-	-	-	-	C	-	-
4.c. Government services.							
Correctional and rehabilitation institutions.	-	-	-	-	P	P	C
Executive, legislative and judicial functions.	-	C	C	C	C	C	C
Postal services.	-	C	C	C	C	C	C
Protective functions and their related activities.	P	C	C	C	C	C	C
4.d. Educational services.							
Special training and schooling.	-	C	C	C	C	C	C
4.e. Religious and welfare services.							
Churches, synagogues, and temples.	-	C	C	C	C	C	C
Welfare and charitable services.	-	C	C	C	C	C	C
4.f. Public and quasi-public.							
Art galleries.	-	-	P	C	C	-	-
Fairgrounds.	-	-	-	-	-	C	-

Districts	CB	C-N	C-S	C-H	C-G	M-D	M-G
Hospitals and acute care facilities.	-	-	C	C	C	-	-
Libraries.	-	P	P	C	C	C	C
Museums.	-	-	C	C	C	C	C
Nature exhibitions.	-	-	C	C	C	C	-
Public assembly, misc. purposes.	-	-	-	-	-	C	-
4.g. Entertainment, recreation and open space group or organized camps.							
Gymnasiums and athletic clubs.	-	C	C	C	C	C	-
Parks - General recreation.	-	P	P	P	C	C	-
Parks - Leisure and ornamental.	-	P	P	P	P	P	C
Playgrounds.	-	C	C	C	C	C	-
Play lots or tot lots.	-	C	C	C	C	-	-
Racetracks.	-	-	-	-	-	C	C
Recreation centers (general).	-	C	C	C	C	C	-
Swimming pools.	-	C	C	C	C	C	C
4.h. Streets and Other Circulation Elements.							
Alleys	C	C	C	C	C	C	C
Freeways.	C	C	C	C	C	C	C
Streets, public.	C	C	C	C	C	C	C
Streets, private.	C	C	C	C	C	C	C
Railroads and appurtenances.	-	-	-	-	-	C	C
Airports.	-	-	-	-	-	C	C
5. Land Developments.							
5.a. Subdivisions.	C	C	C	C	C	C	C
5.b. Planned Unit Developments.	C	C	C	C	C	C	C
5.c. Industrial Parks.	C	-	-	-	-	C	C
5.d. Shopping Centers.	C	C	C	-	C	-	-
5.e. Land development for various Commercial Industrial and Manufacturing.	-	-	-	-	-	C	C
6. Utilities.							

Districts	CB	C-N	C-S	C-H	C-G	M-D	M-G
6.a. Communication.							
Radio and television facilities.	C	C	C	C	C	C	C
Telephone and telegraph.	C	C	C	C	C	C	C
Cable Television.	C	C	C	C	C	C	C
6.b. Utilities - lines and rights-of-way.							
Culinary water.	P	C	C	C	C	P	P
Electricity (substations or facilities for).	P	C	C	C	C	C	C
Irrigation water.	P	C	C	C	C	C	C
Natural gas.	C	C	C	C	C	C	C
Pipelines (oil and gas transmission).	C	C	-	-	-	-	C
6.c. Other facilities.							
Sewage disposal.	-	-	-	-	-	-	C
Solid waste disposal.	-	-	-	-	-	-	C

[Amended 2005-03]

TABLE 16-12-040 Height Regulations							
Districts	CB	C-N	C-S	C-H	C-G	M-D	M-G
The maximum height for all buildings and structures in districts regulated by this chapter shall be:							
1. In feet:	35	35	35	35	35	75	75
2. In number of stories:	3	2 ½	3	3	3	7	7
In structures with more than 2 ½ stories fire protection design, evacuation facilities, and automatic fire sprinkling systems will be required to mitigate the additional potential of loss of life and/or property.							

TABLE 16-12-050 Area, Width, Frontage, Yard and Coverage Regulations.							
Districts	CB	C-N	C-S	C-H	C-G	M-D	M-G
The minimum depth and/or length for yards in the districts regulated by this chapter shall be:							
1. Front yard:	25	25	25	25	25	25	25
2. Rear yard:	20	20	20	20	20	20	20
3. Side yards:	10	10	10	10	10	10	10

Except as determined by Conditional Use Permit.	A	A	A	A	A	A	A
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TABLE 16-12-060 Improvements Required to be Completed or in Progress Before Building Permit may be Issued. Improvements are to be in compliance with standards adopted by the county. (***)Indicates refer to Fire Officials for latest regulations.)							
Districts	CB	C-N	C-S	C-H	C-G	M-D	M-G
**1. Street grading.	A	A	A	A	A	A	A
**2. Street base.	A	A	A	A	A	A	A
3. Street paving.	A	A	A	A	A	A	A
**4. Curb and gutter.	A	A	A	A	A	A	A
5. Sidewalk.	A	A	A	A	A	A	A
**6. Surface drainage facilities.	A	A	A	A	A	A	A
7. Waste water disposal facilities.	A	A	A	A	A	A	A
8. Culinary water facilities.	A	A	A	A	A	A	A
,*9. Fire fighting facilities.	A	A	A	A	A	A	A
10. Street name and traffic signs.	A	A	A	A	A	A	A
11. Street monuments.	A	A	A	A	A	A	A
12. Survey monuments boxes.	A	A	A	A	A	A	A
13. Street lights.	A	A	A	A	A	A	A
14. Address numbers.	A	A	A	A	A	A	A
15. Public Utilities - power, gas, telephone, cable TV, etc.	A	A	A	A	A	A	A